

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 8, 2004

Council Chambers

Phone 229-6301

400 Stewart Avenue Las Vegas, Nevada

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilwoman Lynette B. McDonald, Ward 2
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1

Commissioners

Richard W. Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **March 11, 2004** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TENTATIVE MAP - TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
2. TENTATIVE MAP - TMP-3953 - DAISY LEE - APPLICANT: CDPCN - OWNER: DAISY LEE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.83 acres adjacent to the southwest corner of Jones Boulevard and Eugene Avenue (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 6 (Mack).
3. TENTATIVE MAP - TMP-3974 - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.44 acres located adjacent to the northwest corner of Sahara Avenue and Burnham Avenue (APN: 162-02-813-001 thru 003; 162-02-814-001 thru 004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
4. TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 284-UNIT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

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5. **TENTATIVE MAP - TMP-3993 - CAMBRIA CONDOMINIUMS - APPLICANT/OWNER: WARMINGTON HOMES NEVADA** - Request for a Tentative Map FOR A 142-UNIT CONDOMINIUM DEVELOPMENT on 9.1 acres adjacent to the southwest corner of Alexander Road and Hualapai Road (APN:137-12-501-021 and 138-07-103-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-C (Planned Community) Zone, Ward 4 (Brown).
6. **ANNEXATION - ANX-3978 - RONNY ACEVEDO AND GILMAR ACEVEDO** - Petition to Annex property located on the west side of Calvert Street, 810 feet south of Tropical Parkway, containing approximately 0.96 acres, APN: 125-25-310-030, Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **ABEYANCE - MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES** - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).
8. **ABEYANCE - REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief).

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9. TENTATIVE MAP - TMP-3989 - PONDEROSA ESTATES - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.74 acres adjacent to the east and west sides of Rebecca Road, approximately 260 feet south of El Campo Grande Avenue, (APN:125-26-402-005 and 125-26-403-013), U (Undeveloped) Zone [RE (Rural Estates Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).
10. VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack).
11. SITE DEVELOPMENT PLAN REVIEW RELATED TO TMP-3994 - NON-PUBLIC HEARING - SDR-4125 - APPLICANT: BRENNER & ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) Zone, Ward 6 (Mack).
12. TENTATIVE MAP RELATED TO SDR-4125 - TMP-3994 - MOUNTAIN CREEK (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) Zone, Ward 6 (Mack).
13. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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14. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
15. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
16. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
17. VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack).
18. VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly).

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PUBLIC HEARING ITEMS:

19. ABEYANCE - SPECIAL USE PERMIT RELATED TO VAR-4032 - PUBLIC HEARING - SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2753 Highland Drive (APN: 162-09-102-003), M (Industrial) Zone, Ward 1 (Moncrief).
20. ABEYANCE - VARIANCE RELATED TO SUP-3907 - PUBLIC HEARING - VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW AN OFF-PREMISE (BILLBOARD) ADVERTISING SIGN TO BE 5 FEET FROM THE INTERSECTION OF TWO PUBLIC STREETS WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at 2753 Highland Drive (APN: 162-09-102-003), M (Industrial) Zone, Ward 1 (Moncrief).
21. ABEYANCE - REZONING RELATED TO SDR-3796 - PUBLIC HEARING - ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC. - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), Ward 6 (Mack).
22. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3794 - PUBLIC HEARING - SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC. - Request for a Site Development Plan Review FOR A 64-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Proposed: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Mack).
23. REZONING RELATED TO SDR-3768 - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief).

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24. ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).
25. GENERAL PLAN AMENDMENT RELATED TO ZON-3672 AND SDR-3958 - PUBLIC HEARING - GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (Low Density Residential) TO: M (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).
26. REZONING RELATED TO GPA-3670 AND SDR-3958 - PUBLIC HEARING - ZON-3672 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).
27. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3670 AND ZON-3672 - PUBLIC HEARING - SDR-3958 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).
28. GENERAL PLAN AMENDMENT RELATED TO ZON-3981 AND SDR-3982 - PUBLIC HEARING - GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief).

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29. REZONING RELATED TO GPA-3977 AND SDR-3982 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief).
30. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief).
31. GENERAL PLAN AMENDMENT RELATED TO ZON-3987 AND SDR-3988 - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief).
32. REZONING RELATED TO GPA-3985 AND SDR-3988 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief).
33. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

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34. GENERAL PLAN AMENDMENT RELATED TO ZON-4003, SDR-4004 VAR-4005 - PUBLIC HEARING - GPA-4000 - APPLICANT / OWNER: VALENCIA COMMUNITIES, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief).
35. VARIANCE RELATED TO GPA-4000, ZON-4003 AND SDR-4004 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief).
36. REZONING RELATED TO GPA-4000, SDR-4004 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief).
37. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, ZON-4003 AND VAR-4005 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief).
38. MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack).

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39. REZONING RELATED TO SDR-3979 AND SUP-3980 - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack).
40. SPECIAL USE PERMIT RELATED TO ZON-3976 AND SDR-3979 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).
41. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).
42. REZONING RELATED TO SDR-3997 - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (L.B. McDonald).
43. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (McDonald).

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44. **VARIANCE RELATED TO ZON-3998, SDR-3999 AND WVR-4002 - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack).
45. **REZONING RELATED TO SDR-3999, VAR-4001 AND WVR-4002 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack).
46. **WAIVER RELATED TO ZON-3998, SDR-3999 AND VAR-4001 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack).
47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3998, VAR-4001 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

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49. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON**
- Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
50. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
52. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR** - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief).
53. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards to allow a 10-foot front yard setback where 20 feet is the minimum required, a reduction in the amount of required foundation landscaping, and Waivers of the perimeter and parking lot landscaping standards FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of D Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).
54. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4007 - APPLICANT: INTERACTIVE RIDES - OWNER: STRATOSPHERE GAMING CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED TEN-PASSENGER AMUSEMENT RIDE ("Inverted Centrifuge") ON THE OBSERVATION DECK OF THE STRATOSPHERE TOWER on a portion of 6.29 acres located at 2000 Las Vegas Boulevard South (APN: 162-03-301-016, 162-03-401-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

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NON-PUBLIC HEARING ITEMS:

55. ABEYANCE - SDR-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A RESERVOIR, 100' ANTENNA, AND PUMPING STATION on 20.0 acres at the northwest corner of the Elkhorn Road and Alpine Ridge Way alignments (APN: 126-13-401-014), P-D (Planned Development) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

56. ABEYANCE - DIR-4106 - CITY OF LAS VEGAS - Appointment of Planning Commissioners to various Planning Commission sub-committees.
57. ABEYANCE - RENOTIFICATION - TXT-3956 - CITY OF LAS VEGAS - AMEND TITLE 19.18.060 AND 19.18.070 TO ALLOW SPECIAL USE PERMITS TO BE FINAL ACTION AT PLANNING COMMISSION UNLESS APPEALED BY THE APPLICANT OR A CITY COUNCIL MEMBER OR IF THE SPECIAL USE PERMIT IS COMBINED WITH A REZONING OR GENERAL PLAN AMENDMENT AND TO CLARIFY ACCEPTANC OF VARIANCE APPLICATIONS. AMEND TITLE 19.04.010 TABLE 2 LAND USE TABLES TO CHANGE CERTAIN USES FROM REQUIRING A SPECIAL USE PERMIT TO BEING PERMITTED AS A CONDITIONAL USE OR OUTRIGHT.

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

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ADDENDUM:

58. ABEYANCE ITEM - TENTATIVE MAP - TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC. - Request for a Tentative Map FOR A 39-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres adjacent to the north side of the 215 Beltway, approximately 600 feet west of Durango Drive (APN:125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).